



4 Charts Close, Cranleigh  
£425,000



ROGER COUPE  
your local property experts

ESTATE AGENT  
Est. 1991





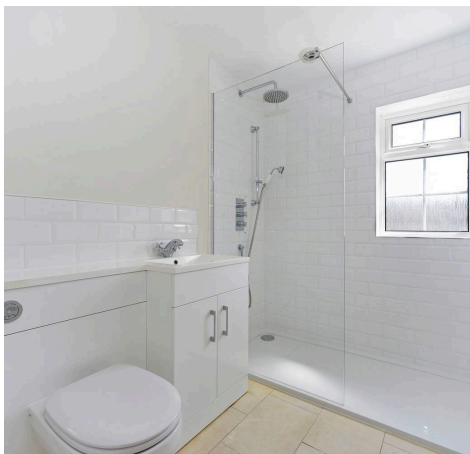
## 4 Charts Close. Tenure: Freehold

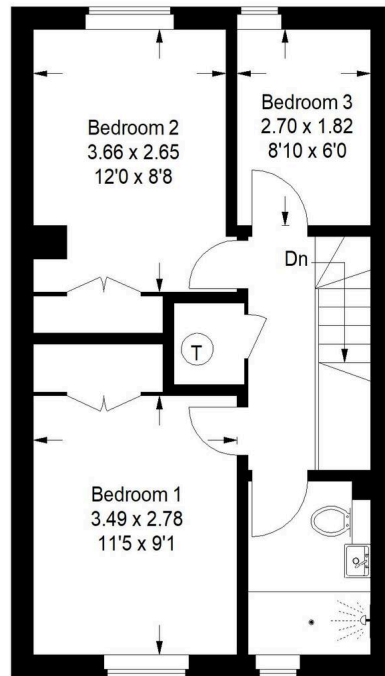
- End terrace three bedroom home
- Highly sought after residential road
- Double glazed windows and gas fired heating
- Refitted shower room
- Close to the village centre
- Vacant possession
- Driveway parking and garage en bloc

Situated in a most sought after cul-de-sac within a short walk of the village high street, this 3 bedroom end terrace home offers well proportioned accommodation arranged over two floors. The property is approached via a brick pavia driveway providing plenty of off road parking, front door to entrance hall with cloakroom off, kitchen with a comprehensive range of white units under work surfaces, spacious sitting room, lounge/dining room, deep understairs cupboard and extensive range of fitted bookshelves and cupboards, fireplace and conservatory completing the ground floor. Stairs rise to the first floor where there are two double sized bedrooms both with double fitted wardrobe cupboards, single bedroom and modern refitted shower room. Outside, there is a landscaped garden with paved patios with ornamental pond, flower and shrub borders in and around, side garden gate for access. There is a garage in a separate block and the residents of Charts Close benefit from the use of a private locked gate giving direct access to the village centre.

Council Tax band:E

EPC Energy Efficiency Rating: D



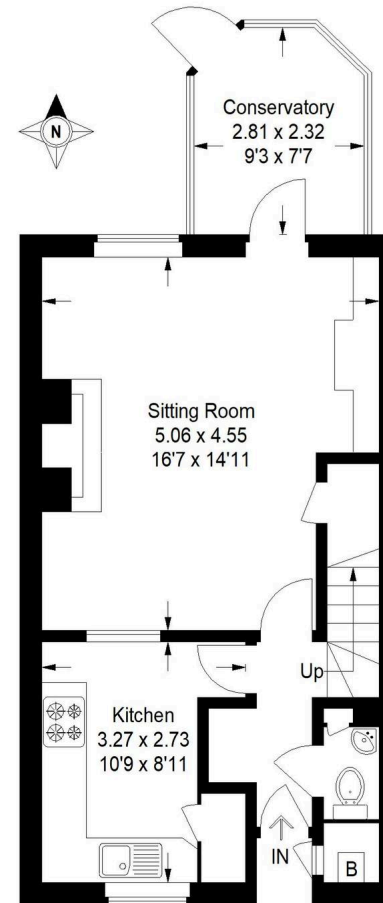


**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 43.7 sq m / 470 sq ft  
 First Floor = 38.4 sq m / 413 sq ft  
 Boiler = 0.5 sq m / 5 sq ft  
 Total = 82.6 sq m / 888 sq ft



## Charts Close, Cranleigh



**Ground Floor**

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





## Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com) • [www.rogercoupe.com](http://www.rogercoupe.com)



For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.